

Ownership Description				Assessment Summary						
Name: STEPHENS, VAUGHN W & JERI T				Type: RI Res.Impr	Year	2023	20%	2022	20%	
9867 W HWY 264				Taxable: NF No-Full	Land	165,000	33,000	110,000	22,000	
BENTONVILLE				Neigh: FYHIST	Bldgs	281,100	56,220			
AR 72713				Owner: 572882	Total	446,100	89,220	110,000	22,000	
Subd.: 04650 BOLES ADD				Status:	Review Record					
S-T-R: 15-16-30				Block: 003						
T.D.: 011 FAYETTEVILLE SCH, FAY				Lot:	Date	By	Reason	Land	Buildings	Total
Location: 228 S COLLEGE AVE				City: FAYETTEVILLE	7/7/2023	MDH RV		165,000	281,100	446,100
Legal: S 43 FT LOT 6 BLK 3 FURTHER DESCRIBED FROM 2019-29996 AS: Lot Numbered Six (6) in Block Numbered Three (3) in Boles Addition to the City of Fayetteville, Arkansas, as designated upon the recorded plat of said addition on file in the office of the Circuit Clerk and				Map: 524	2023 REAPPRAISAL					
				Old PID: 136873-000-00	7/6/2020	MDH RV		110,000		110,000
					2020 REAPPRAISAL					
					7/5/2015	MDH RV		8,000	32,100	40,100
					2015 REAPPRAISAL					
					7/6/2010	MDH RV		18,000	25,550	43,550
					2010 REAPPRAISAL					
					6/6/2009	MDH BP		22,500	27,050	49,550
					ADDED METAL ROOF, ALSO ADDED FUNCTIONAL ADJUSTMENT - SEE REMARKS					
					7/10/2007	MDH RV		22,500	28,000	50,500
					2007 REAPPRAISAL					

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input checked="" type="checkbox"/> Static	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input checked="" type="checkbox"/> Sloping	<input checked="" type="checkbox"/> None

Building Permit Record			
Date	Amount	Purpose	Note
10/15/2021	10,000	NC New Cons	FOR 2023 NSFR 100% COMPLETE 4/12/23 AST // R23
5/18/2021	187,121	NC New Cons	FOR 2023 NSFR 100% COMPLETE 4/12/23 AST // FOR
9/25/2019	500	DM Demolit	FOR 2020: DEMO COMPLETE. 3/16/20 EEK

Ownership Record						
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
2/8/2024	2024-03306		525,000	WD	STEPHENS, VAUGHN W & JERI T	RNL 2-14-24 // Imported from Just Appraised
9/30/2019	2019-29996		120,000	WD	WTH PROPERTIES LLC	RNL 10-3-19
11/8/2017	2017-34531		75,000	WD	JENNINGS, JACKSON H	DCM 11-14-2017
8/22/2017	2017-34684			SV	MANNA INVESTMENTS LLC	RNL 11-20-17

Land Record										765/765-02987-000			
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1 %	Adj2 %	Value	NC	HS
HL		1.000	1.000		.000	150000.00			S	-40 L	50	165,000	
			0.000			0.00							



Total: 165,000

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE+FrameStd	1,056	1,400	3+15	1	2022		A	368,990	99	362,487		E 25	271,865		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													7,132			
Total													281,100			

Ext Wall	Roof Type	Sketch Area										Building Computation					
STANDARD	<input type="checkbox"/> Hip											Base Price 35.80 +/- Grade 1.150 Story Hgt Factor .964 Grade Adj Factor 1.000 Composite Factor 1.109 Adj Price per SF 39.70 Total Base SF 1,400 Base Value 55,580					
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard											Adjustments to Base					
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Gambrel											Item	S.F./Qty	Rate	Total		
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched											Foundation	1,056				
<input type="checkbox"/> MasonVen	<input type="checkbox"/> Gable											Floor Structure	1,056				
<input type="checkbox"/> Other	<input type="checkbox"/> Flat											Ins Floor					
Foundation	<input type="checkbox"/> Dormer											Ins Wall					
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable											Ins Ceiling					
<input type="checkbox"/> Closed Pier	<input checked="" type="checkbox"/> Shed											Heat & Cool	1,400	3.07	4,298		
<input checked="" type="checkbox"/> Slab	Roof Cover											Floor Cover	980	7.02	6,880		
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing	Roof Cover	1,310	.64	838												
Floor Struct	<input type="checkbox"/> Fib Shing	Plumbing	2	632.00	1,264												
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing	Fireplace	1	1319.00	1,319												
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shakes	Basement															
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate	FLOORC T	420	5.64	2,369												
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> GalvAlum	Base Structure and Additive Items															
Insulation	<input type="checkbox"/> Other	Item	Area	Rate	Factor	REL	Total	NC	HS								
<input type="checkbox"/> Floor	Plumbing	A MN	1056	35.80	1.109		41,923										
<input checked="" type="checkbox"/> Wall	Full 2	B OP	16	13.92	1.000		223										
<input checked="" type="checkbox"/> Ceiling	Half 1	C CP	238	5.76	1.000		1,371										
Heat/Cool	Extra	D WD	168	6.89	1.000		1,158										
<input type="checkbox"/> None	Fireplaces	E 1+	344	35.80	1.109		13,657										
<input type="checkbox"/> Hot Air/F	Type 1SF	F WD	238	6.61	1.000		1,573										
<input type="checkbox"/> F/W Furn	Count 1	Total of Above						76,873									
<input checked="" type="checkbox"/> Central		4/12/2023: FOR 2023 NSFR 100% COMPLETE. WD 17X14 IS WD BALCONY, ON TOP OF CP.						Market Adjustment	4.800								
<input type="checkbox"/> Elec Base		Outbuildings and Yard Improvements						Total Structure RCN	368,990								
<input type="checkbox"/> Elec Ceil		Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS			
<input type="checkbox"/> Other		CDW		44	12				2.00	1.000	99	1,045					
Floor Cover		WF6		101					9.36	1.000	99	936					
<input type="checkbox"/> None		Total												1,981			
<input type="checkbox"/> Softwood																	
<input type="checkbox"/> HW Sheath																	
<input type="checkbox"/> HW Parq																	
<input type="checkbox"/> Linoleum																	
<input type="checkbox"/> CarpetTile																	
<input type="checkbox"/> Cer Tile																	
<input checked="" type="checkbox"/> Stone																	
<input type="checkbox"/> Other																	
Basement																	
<input type="checkbox"/> Unfinished																	
<input type="checkbox"/> Finished																	
<input type="checkbox"/> Fin Part																	

Inspected: JEB 12/15/2021 Contact: PI
 Revisited: Int.Est?:
 Entered: CDS 3/7/2022 Sk. File:
 Printed: 8/26/2025 Status: